

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, OCTOBER 24TH, 2024 (6PM) Meeting Room & via Zoom

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 6:01 pm

**Board Members
present**

Craig Nicholson -
President
Joe Mora - Vice
President
Christine Hall - Treasurer
Colin Smith -
Member-at-Large
Absent - Tamara

**Managers &
Employees present:**

James Nguyen of Bartlein
Julia Ambat, Scribe

Homeowners present:

Cathy Leyva #369
Teresa Stiff #349

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Teresa: Teresa inquired about changes in insurance and tree liability. James explained the current volatility in the insurance market, noting widespread non-renewals across associations. She also asked about building leveling, and Craig confirmed her building was stabilized and the foundation strengthened, but not releveled.

Cathy: Cathy asked about the possibility of allowing electric grills in light of insurance inspections, with further discussion scheduled for 6b. She also inquired about porch regulations, and Joe clarified that landings, like balconies, are not to be used for storage, and three feet of clearance is required for emergency access.

Chris: Chris asked if the QR Code in the gym is being monitored. Colin agreed to follow up on this.

3. APPROVAL OF PRIOR MEETING MINUTES (9/12/24 + 9/26/24 + 10/10/24)

a. Regular Session

Craig moved to approve the minutes from 9/12. Joe seconded. This was unanimously approved. Craig moved to approve the minutes from 9/26. Colin seconded. This was unanimously approved. Craig moved to approve the minutes from 10/10. Colin seconded. This was unanimously approved with one minor deletion in verbiage.

b. Executive Session Summary (payment plan, fine)

Craig moved to approve the executive minutes from 10/10. Joe seconded. This was unanimously approved.

4. TREASURER, OFFICERS & COMMITTEES

a. Reading of the Treasurer's Report.

Discussion tabled as this is the same as last meeting.

b. Landscape recommendations & proposals – tree work; Crane tree removal & topped @ 7620 (\$18k)
Crane tree removal was completed.

c. Committees (Grounds, EV, Architectural, Website, Solar, Events, etc.)
Nothing to report.

d. Caretaker or pool report



Nothing to report.

- e. Vendor evaluations
Nothing to report.

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d

New Business: 6 #a, b, c

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

a. 7626 rebuild & ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier

A separate insurance submission for unit 229 is pending, awaiting check from insurance for overage for association before submitting #229's request for additional reimbursement.

b. Updating the gov docs: Revised survey re gas lines sent 10/11/24

Revised gas line survey sent on 10/11/24 with 39 responses so far. Unit owners have until 10/31 to submit responses.

c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);

Gutter cleaning invoice of \$4,895: Colin moved to approve, seconded by Chris. Issues with scrap gutter storage and pool house cleaning led the board to vote against payment until resolved.

d. Clean out storage room at 7610

Renovations on hold pending mold test results.

e. Gas lines identification projects – installing tags on each line (Jim Dewey);

Discussion tabled.

f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

Drinking Fountain: Reported leak near pool found inconclusive. Colin moved to replace the fountain per recommendation by Beachside, seconded by Joe. Motion passed with Craig abstaining and all others voting in favor.

Insurance inspector noted baluster spacing is too wide on metal handrails. Joe moved to install additional mesh as a remedy, seconded by Craig. Discussion followed that noted some handrails are rusted and need replacing, but the mesh would resolve the safety issue, as agreed by the inspector. The votes were as follows: Joe, Chris, and Craig voted in favor; Colin voted against. The motion passed

g. Consolidated Overhead upgrades to gates, gym & pool access control

Discussion tabled.

h. Pool facilities & sauna; other related issues; handicap seating;

Discussion tabled.

i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Discussion on updating several pool area signs. General agreement that the faded quad-sign on the left side of the pool house needed replacing. James will ask Tropical Pools to replace, as they normally handle this. To be revisited at a future meeting.

j. EV charging stations



Discussion tabled.

k. Inspection of elevated walkways & balconies – by Focused Group
Discussion tabled.

l. Fire safety – quote for radios / walkie-talkie; Air table.
Discussion tabled.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

a. Draft of proposed budget

Deadline to finalize the budget is the end of November. James reviewed the budget with the board, focusing on line items, especially insurance, as final numbers are pending. Craig requested revisions to the layout of budget items. Chris moved to adjust the budget layout by [allocating/ moving] interest income to revenues and moving income taxes to operating expenses. Colin seconded; Joe and Craig voted in favor, Colin opposed, and Chris abstained. The motion failed. Craig moved to update the estimated tax amount for 2025, but the motion did not receive a second.

b. Insurance – renewal date 11/15/24 , No BBQ's – sent 10/12/24

Joe and James conducted a walkthrough with the insurance inspector on 10/24, expecting feedback within a week or so. James recommended adopting the exact wording from Farmers' policy to ensure owner compliance. Colin moved to align the Board's policy with Farmers' terms verbatim, seconded by Joe. The motion was unanimously approved. James will update the board as soon as new information or quotes are available. The new wording will go out to members for the legally required one-month notice.

The board moved to executive session at 7:33pm.

c. Patio furniture for smoking areas
Discussion tabled.

d. Annual Meeting 1/9/25
Discussion tabled.

e. Replacement of stair treads & brackets
Discussion tabled.

f. Rekeying common doors
Discussion tabled.

g. Other items to be put on next month's agenda
Discussion tabled.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT at 7:39pm (Scheduled meeting 11/14/24 @ 6PM IN PERSON & via Zoom)

Prepared By: Julia Ambat (Scribe)

